

SUPERIOR HOMES

ROYSTON  
& LUND



# 20 The Leys

Normanton-On-The-Wolds, Keyworth |  
NG12 5NU

\*\*£850,000\*\*

Royston and Lund are delighted to bring to the market this detached four bedroom bungalow set on a glorious plot measuring just under 1/2 an acre in a prestigious cul-de-sac location in one of Rushcliffe's most sought after villages, Normanton on the Wolds. Offered to the market with no onward chain.

Interior accommodation comprising an external porch and entrance hall that leads into the main reception room and kitchen diner. The living room is a generous size with dual aspect window to the front and sliding doors to the side elevation flooding the room with natural light pieced together with a stylish fireplace. Off from the living room through folding timber partition is the spacious dining room which can accommodate family and friends whilst overlooking the rear garden. The kitchen diner is ample in size and boasts of high quality base and wall units with breakfast bar whilst housing integrated appliances from an oven, hob and extractor hood as well as a built in fridge and dishwasher. The kitchen also provides a pantry and drying room. Off from the kitchen is the utility area that offers space for further freestanding white goods such as your washer and dryer whilst granting access to a separate WC and door to the rear garden.

All four bedrooms are well proportioned doubles with the master bedroom benefitting from built in wardrobes and a spacious ensuite wet room. Bedroom two and three show further built in storage and a vanity wash basin. The extension to the rear aspect can pose as a further fourth double bedroom with fully fitted wardrobes and a large window overlooking the rear aspect and full height glazed sliding doors leading to a patioed seating area which in turn leads into the rear garden. All four bedrooms have access to a separate three piece suite bathroom consisting of a bath with shower overhead along with a wash basin and WC.





- Four bedroom detached family bungalow set on a large plot
- Beautiful village setting with countryside walks and village pub a short stroll away
- Ample off street parking via a double driveway and double garage with remote control electric shutter door
- Brought to the market with no chain and is beautifully presented
- Modern ensuite wet room and separate family three piece bathroom
- High quality fixtures and fittings along with top the range built in appliances
- Excellent transport links and a short drive from numerous amenities
- Provides a great opportunity for a growing family or even those wanting to downsize
- EPC rating - TBC
- Freehold - council tax band - G







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&L



Externally there is large driveway providing parking for three vehicles leading to the front door and integral double garage fitting two additional cars with electric remote control shutter door. To the left hand side there is a beautiful lawn space showing flower beds and established trees.

To the rear of the property there is immaculate gardens with beautiful sculpted flower beds housing well maintained bushes and Japanese maples along with mature trees ensuring that the property is not overlooked. To the left hand side there is a rear lean to greenhouse. Accessed behind the garage is a convenient storage room for your gardening tools and or bin store.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
Potential	Current	Potential	Current

EPC



Ground Floor  
Approx. 196.4 sq. metres (2114.1 sq. feet)

Total area: approx. 196.4 sq. metres (2114.1 sq. feet)